

Payton  
Jewell  
Caines



Grove Road, Bridgend, Bridgend County.  
CF31 3EF

£340,000

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JEWELL  
CAINES



# Grove Road, Bridgend, Bridgend County. CF31 3EF

Traditional semi detached house comprising entrance hall, THREE RECEPTION ROOMS, kitchen/breakfast room, UTILITY, WC, four/five double bedrooms, one ENSUITE plus kitchenette, family bathroom, ENCLOSED REAR GARDEN and OFF ROAD PARKING. Close to Bridgend town centre. Sold with NO ONWARD CHAIN.

£340,000

- Generous 4/5 bedroom semi detached house
- Self contained Annexe with own front door.
- Three good sized reception rooms/ EPC -D, Council tax band -E
- Four/five double bedrooms
- Ensuite/ Family bathroom & downstairs WC
- Walking distance of Bridgend town centre
- Ideal family home/No onward chain



## DESCRIPTION

Introducing this traditional semi detached house comprising entrance hall, three reception rooms, kitchen/breakfast room, utility, WC, four/five double bedrooms, one ensuite plus kitchenette, family bathroom, enclosed rear garden and off road parking. Close to Bridgend town centre. Sold with no onward chain.

The property is situated in a highly regarded residential area in the Southside of Bridgend which is conveniently positioned for Brynteg Comprehensive School, Old Castle Primary School and Bridgend town centre is within walking distance with all amenities and facilities. Good road links to the M4 corridor and A48.

Key features:

FREEHOLD

Generously extended

Potential to create a self contained one bedroom Annex

Close to Oldcastle Primary School and Brynteg Secondary School

Walking distance of town centre and mainline train station

Sold with no onward chain

## ENTRANCE

Via part frosted glazed (stained glass) PVCu front door into the entrance hall finished with papered and coved ceiling, papered walls with a half height feature dado rail, skirting and laminate flooring. Stairs to the first floor. Door through to dining.

## DINING ROOM (11' 10" x 14' 1") or (3.60m x 4.30m)

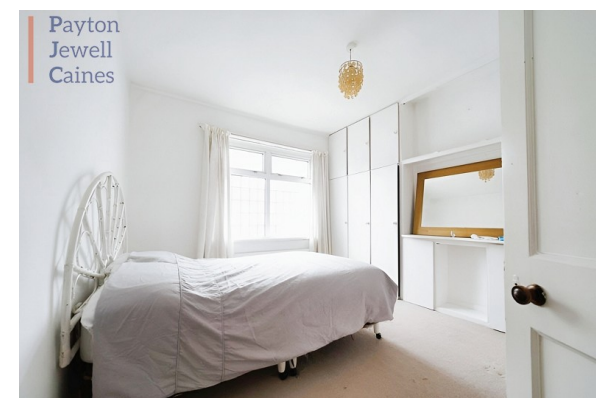
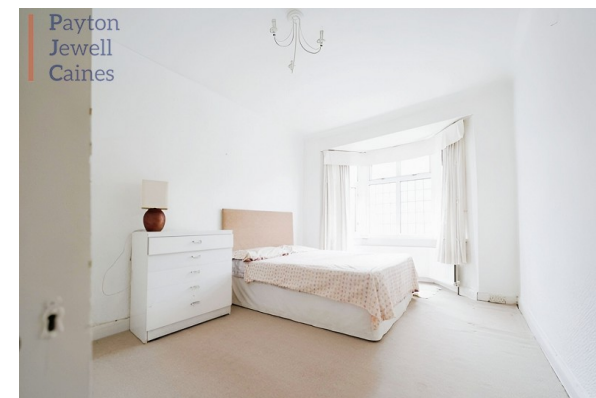
Finished with papered ceiling, central ceiling rose with light pendant, coving, papered walls with a half height feature dado rail, skirting and a continuation of the laminate floor. Under stairs storage and additional built in storage. Original wrought iron fireplace with feature alcoves. Door into the lounge. Step down to reception room 3.

## LOUNGE (22' 0" x 13' 1") or (6.70m x 4.00m)

Measurements into the bay. Overlooking the front of the property via PVCu double glazed bay window bay and further window with leaded effect, both with fitted blinds and pelmets. Finished with papered and coved ceiling, papered walls with a high level feature picture rail, wall lights, feature gas living flame coal effect fire set on marble hearth with white mantel, skirting and fitted carpet.

## RECEPTION 3 (11' 2" x 20' 6") or (3.40m x 6.25m)

Overlooking the rear garden via large PVCu sliding French doors with side full height glazed panels and finished with emulsified and coved ceiling, emulsified walls, skirting and wood effect floor. Mock fireplace with a timber mantel and ceramic hearth. Door through to the kitchen/breakfast room.





## KITCHEN/BREAKFAST ROOM (19' 6" x 12' 4") or (5.95m x 3.75m)

PVCu double glazed window with lead effect overlooking the side patio with a fitted roller blind and finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and ceramic tiled flooring. Part glazed internal door leading through in to the rear hallway. The kitchen is arranged with low level and wall mounted shaker style units in cream with a complementary roll top work surface and ceramic tiles to the splash back. Inset one and a half basin sink with mixer tap and drainer. Space for American style fridge/freezer. Space for Range cooker. Integrated dishwasher. Feature glazed display units and wine rack. Arch way through to utility area.

## UTILITY AREA

Glazed PVCu lead effect door leading out to the side patio and finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and a continuation of the ceramic tiled flooring. Plumbing for washing machine and space for tumble dryer.

## DOWNSTAIRS W.C.

PVCu frosted glazed window to the rear, emulsioned ceiling and walls, skirting and ceramic tiled flooring. Two piece suite in white comprising WC and wash hand basin with chrome mixer tap and storage below. Wall mounted Baxi gas fired boiler.

## FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden balustrade. Textured ceiling, papered walls with a high level feature picture rail, timber frame frosted glazed window, skirting and fitted carpet.

## BEDROOM 1 (15' 5" x 10' 0") or (4.70m x 3.05m)

Measurements into the bay. Overlooking the front via PVCu double glazed bay window finished with papered and coved ceiling, papered walls, skirting and fitted carpet. Two double fitted wardrobes.

## BEDROOM 2 (12' 2" x 10' 6") or (3.70m x 3.20m)

Overlooking the front via PVCu double glazed window and finished with papered and coved ceiling, skirting and fitted carpet. Floor to ceiling, wall to wall fitted storage.

## FAMILY BATHROOM

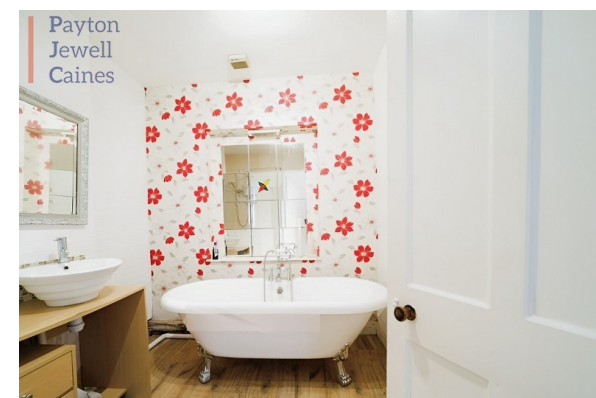
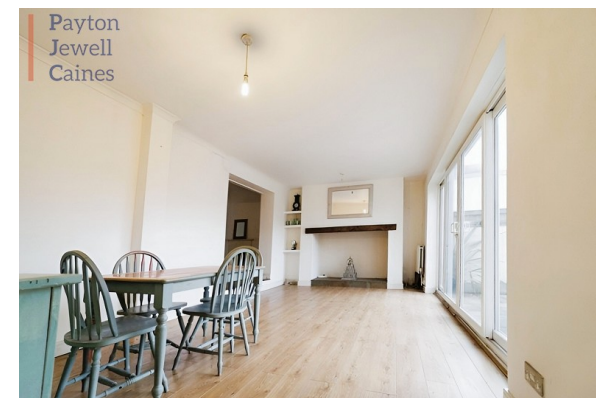
Skimmed ceiling, central spot lights, ceiling mounted extractor, radiator, papered walls and a vinyl floor. Three piece suite in white comprising large walk in shower with glazed curved door housing a wall mounted electric shower and ceramic tiles to the splash back, counter top wash hand basin with chrome mixer tap, vanity shelf and storage below, freestanding slipper bath with chrome mixer tap and shower attachment.

## W.C.

Access to loft storage. Papered walls, skirting and vinyl floor. Two piece suite comprising WC with wall mounted wash hand basin.

## BEDROOM 3 (11' 4" x 10' 6") or (3.45m x 3.20m)

Overlooking the rear via PVCu double glazed window and finished with papered and coved ceiling, papered walls, skirting and fitted carpet.



## BEDROOM 4/DRESSING ROOM (11' 4" x 10' 6") or (3.45m x 3.20m)

Overlooking the rear via PVCu double glazed window and finished with papered and coved ceiling, papered walls, skirting and fitted carpet. Door into;

## BEDROOM 5 (16' 5" x 12' 6") or (5.0m x 3.80m)

Overlooking the rear via PVCu double glazed window with a fitted roller blind and finished with emulsioned ceiling and walls, feature white painted mantel with marble hearth, skirting and fitted carpet. Access to small kitchenette area. Additional staircase with fitted carpet and double wooden balustrade leading down to the second hallway. Concertina door into the ensuite shower room.

## EN-SUITE SHOWER ROOM

PVCu frosted glazed window to the front with a fitted roller blind, emulsioned ceiling, central light fitting, emulsioned walls with wall mounted extractor, vinyl flooring. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and vanity unit, large walk in shower with glazed curved doors, respatex to the splash back and a wall mounted electric shower.

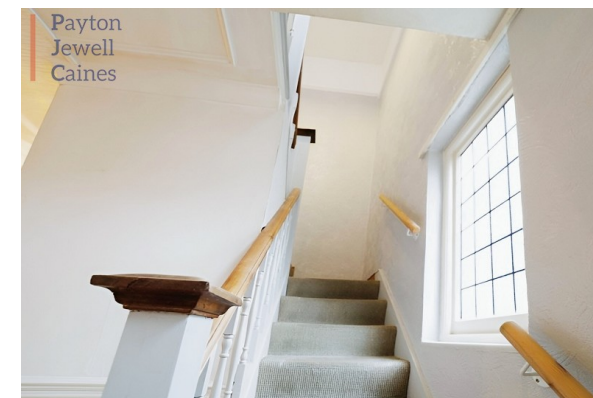
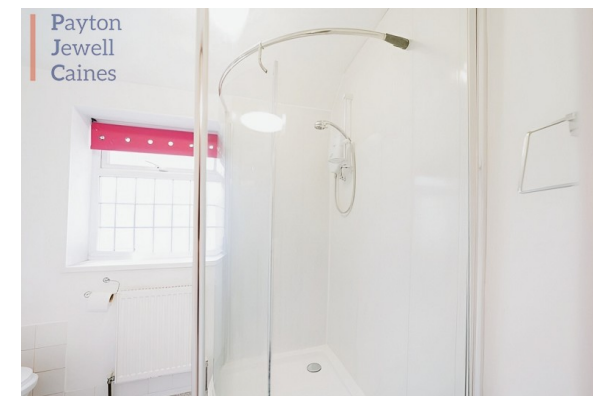
## SECOND HALL

Part glazed PVCu door with side glazed panel leading to the front of the property. Staircase leading to bedroom 5.

## OUTSIDE


Enclosed rear garden laid to patio and lawn with mature trees and shrubs around the perimeter. Raised decking area to the rear. Timber storage shed.

Enclosed front garden with driveway parking.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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01656 654328

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)